

## MEETING RECORD

**NAME OF GROUP:** HISTORIC PRESERVATION COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Thursday, April 18, 2002, 1:30 p.m., Conference Room \$113, First Floor, County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska

**MEMBERS IN ATTENDANCE:** Tim Francis, Bruce Helwig, Jim McKee, Bob Ripley and Terry Young; (Jerry Berggren and Carol Walker absent). Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

**STATED PURPOSE OF MEETING:** Regular Historic Preservation Commission Meeting

Chair Bob Ripley called the meeting to order and requested a motion approving the minutes for the meetings held March 21, 2002 and April 2, 2002. McKee made a motion for approval, seconded by Francis. Motion for approval carried 5-0: Francis, Helwig, McKee, Ripley and Young voting 'yes'; Berggren and Walker absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission. No one appeared.

**APPLICATION BY LARRY SMALL FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE GRAINGER BUILDING, 105 N. 8<sup>TH</sup> STREET IN THE HAYMARKET LANDMARK DISTRICT**

**PUBLIC HEARING:** April 18, 2002

Members present: Francis, Helwig, McKee, Ripley and Young; Berggren and Walker absent.

Larry Small presented the application. They would like to place a sign on the front of the building to designate it as the Grainger Building. The property has no identity on the east face. They are attempting to take an existing sign that is on the south face and use the same colors. There was discussion at the last meeting on where the sign was to be located. The discussion was centered around the canopy. The Commission wondered if the architectural element would be compromised if the sign was placed on top of the canopy. It would be bracketed and held in place. After the last meeting, he met with the board for the Grainger Building. He now has funding for the sign. The Board was comfortable with placing the sign above the canopy. He will abide by the Commission's decision, whatever it is.

Helwig would like clarified that this is the same application that they looked at last month. Mr. Small replied in the affirmative.

Public hearing was closed.

**ACTION:**

**April 18, 2002**

McKee moved approval for the sign above the canopy as discussed at the last regular meeting, seconded by Francis.

McKee believes that the general consensus was for the sign above the canopy.

Ripley believes the character of the district would be significantly served if the architectural line stayed linear.

McKee doesn't remember where on the canopy the sign would be placed. Mr. Small noted that there are some physical elements that might get in the way. The goal would be to try and center the sign.

Mr. Zimmer pointed out that the molding element is a rebuilt original feature.

Motion for approval carried 5-0: Francis, Helwig, McKee, Ripley and Young voting 'yes'; Berggren and Walker absent.

**APPLICATION BY HISTORIC PRESERVATION COMMISSION FOR DESIGNATION OF THE "INDEPENDENCE CENTER", THE FORMER TEETER NURSES RESIDENCE AT LINCOLN GENERAL HOSPITAL (BRYAN LGH WEST), LOCATED AT 16<sup>TH</sup> AND LAKE STREETS**

**PUBLIC HEARING:**

**April 18, 2002**

Members present: Francis, Helwig, McKee, Ripley and Young; Berggren and Walker absent.

Tom Huston appeared on behalf of Bryan LGH. They were before the Commission 6 months ago. They asked for a deferral so the hospital could examine potential costs of rehabilitation. They are sure that the structure will continue to be used as the Independence Center for a minimum of 24 months. The new center will be constructed eventually, but it is at least 24 months out. We also know that we have explored some other potential uses for the structure. It could not be a health care use. The hospital is still undergoing a very extensive process to deal with both its east and west campuses. It will take a few years for the hospital to deal with all of this. He thinks the building meets the standards as a landmark under city statutes. The hospital is examining the viable and efficient uses for the building. The hospital is supportive of the historic preservation uses in the city. They are cognizant of the

neighborhood wishes. He would be happy to answer any questions, but at this point, they are not sure where they are in the process.

Ripley wondered if the Commission took action today on the merits of this property as a historic landmark, would this start the process in motion at the next level? Mr. Zimmer replied that the Planning Commission must take action on a landmark within 90 days after the Historic Preservation Commission takes action. The difference of designation of a landmark without owner consent is, it takes a super majority of the City Council. This item came forward at the urging of the City Council. He would recommend that the Commission take action and move this item forward.

Ripley does not want to impede the hospital, but it seems the Commission's action today would take care of the item before them and not interfere with the hospital's plans. Mr. Huston noted that they can always ask for a deferral at the City Council level.

Public hearing was closed.

**ACTION:**

**April 18, 2002**

McKee moved approval, seconded by Helwig.

McKee believes by definition, this meets the criteria. That is the question before the Commission, not the use.

Motion for approval carried 5-0: Francis, Helwig, McKee, Ripley and Young voting 'yes'; Berggren and Walker absent.

**APPLICATION BY DENNIS AND GLENDA McCULLEY FOR A SPECIAL PERMIT FOR THE JOSEPH GRAINGER, 1970 "B" STREET**

**PUBLIC HEARING:**

**April 18, 2002**

Members present: Francis, Helwig, McKee, Ripley and Young; Berggren and Walker absent.

Dennis McCulley stated that his wife had wanted to make this a 4 suite bed and breakfast at one time. They have altered their plans and it will only be a 3 suite bed and breakfast. There are 2 unrelated people who live in the basement. They are in the process of remodeling and removing the appliances. There will no longer be 2 apartments in the basement. There will be people living in the basement, but they will be considered part of his family.

Mr. McCulley wants to put a french door on the side of the house. He thinks this will be a nice addition. It will open onto the side yard. He feels it is important that they have a little control over their own house. He did speak at the neighborhood association meeting. There was one person who did not want them to do anything to the house. He feels this is unfair. They should be able to have some control over their own property. He is trying to cooperate with the neighbors. They are going to put a lot of work in the yard. They are proposing 13 weddings per year. He does not contemplate any more than 3 other events annually. He is willing to be very reasonable. They have incorporated most of the suggestions made to them. Doing a 3-room bed and breakfast means that he will not have to add any more parking. He did not want to remove any of the landscaping. They would require that people carpool for special events so cars would be at a minimum. The city is requiring another fire escape be built on the west elevation.

McKee questioned if any other buildings are being built. Mr. McCulley replied that there are no plans to build any other buildings. He did notify the neighbors that it is in their right to build an addition onto the house. He has no intention of doing that. He just wanted to let the neighbors know what his options were.

Helwig wondered about signage. Mr. McCulley's idea would be to have a sign hanging on the fence. That is not before the Commission today. He does not have a drawing of a proposed sign.

Helwig wondered about the fire escape. Mr. McCulley replied that this is a new regulation that was not in his original plan. He has to either install sprinklers in the building, or add a fire escape. He does not want to install sprinklers.

Ripley wondered about the french door. Will it use the existing opening for the bay window? Mr. McCulley replied it will use the existing opening. It will not need to be widened.

Mr. Zimmer presented slides of the property. He noted that the proposed French doors would be in place of small, high windows, so the wall would have to be cut down to the floor.

Mr. Helwig wanted Mr. McCulley to describe the 2<sup>nd</sup> floor to him. Mr. McCulley replied that the city regulations state, to have a fire escape route through the house, you must go through open hallways and unlocked doors. There is a locked door in the way of one bedroom's exit. He has explored many options and the fire escape seems to be the only way to meet regulations.

Helwig questioned the 3<sup>rd</sup> floor. Mr. McCulley replied that there will be one bedroom on the 3<sup>rd</sup> floor and 2 bedrooms on the 2<sup>nd</sup> floor.

Ripley requested Mr. Zimmer to inquire with Building Safety about fire escape codes. Mr. McCulley believes that switching from an apartment to a hotel is a completely different use and Building and Safety is treating this as a new building that must meet new building codes.

Francis does not like the fire escape. He cannot imagine anything uglier than a fire escape coming down over the top of the new french doors.

Ripley would like to know the circumstances that brought this about and, if there is any flexibility with regard to the codes.

Ken Winston spoke as the Issues Vice-President for the Near South Neighborhood Association. This item was before the Commission last month. There is a great deal of interest in this issue. There were approximately 40 people who showed up for the neighborhood meeting on this item. The association has not taken an official position. He wants to relate some opinions that he heard and what sounded to him as some type of consensus. He wants to emphasize the positives about this proposal. The association has a longstanding position in support of owner occupancy. They like the idea of restoration on the property. There were also a number of concerns raised. There are a lot of people here today which shows that a lot of people have concerns. One of the concerns raised at the neighborhood meeting was parking. Mr. McCulley has talked a little about that. S. 20<sup>th</sup> St. is a narrow street and it can be difficult to navigate. If the on site parking is sufficient for 3 units, then perhaps that issue is solved.

Ripley wondered if the issue seemed to be additional on-site or off-site parking. Mr. Winston replied that it seemed to be both issues. There was concern about more cars on the street and the yard being torn up to accommodate more parking.

Mr. Winston stated that there has been some discussion about events. He knows that the applicant is trying to provide the neighborhood with some compromises. He is not sure how this can be enforced. He does not want this to be a situation that generates conflicts. He does not know about the noise that would be generated. The final concern is that the proposal continues to evolve. There are some things that he didn't even realize were different until yesterday. The neighbors have not had an opportunity to review all of the new changes and plans. There seems to be a number of unresolved issues. The first preference of the association would be that this application be delayed, so they can resolve some issues and review the current proposal. If there is a desire to go forward on this application, they would recommend doing the absolute minimum; no sign, no parking expansion, 3 bedrooms, no major alterations to the house and no events. The neighborhood has a history of working with people whenever possible. There was the situation with Trinity Church, for example. Originally the neighbors were opposed. Through the whole process, accommodations were made and an agreement was reached. They would like to work with the applicant to reach a mutually acceptable plan.

Ripley wondered if the idea of having events on the property was an issue. The applicant lowered the number of events today. Mr. Winston believes that the general consensus at the meeting seemed to be, no events.

Rob Poeggenpohl, owner of a neighboring house, is concerned with the changes made to the plans from last month to today's meeting. He thinks it is important that the site plan be provided to the neighbors and be agreed upon. Everyone seems to want to know the exact plans for the exterior of the building, fire escape included. Other issues are the events. He does not know of anyone in the neighborhood who wants events at this location. If there was some type of body to regulate events, neighbors might be a little more comfortable. Another issue that wasn't addressed is the off-site parking. You can ask people to carpool, but he believes the likelihood of that happening is small. The street is always full of parked cars. He just does not see any room for additional cars. Mr. McCulley has stated to him that money is not an issue. If events are not needed to make money, he sees no reason this cannot be eliminated.

McKee inquired of the applicant's opinion, if the Commission were to approve this without any events. Mr. McCulley replied that events will give more exposure to the building. This will bring larger groups of people to the house. He would not be in favor of eliminating all events.

Gerald Merritt appeared. He submitted a letter to the Commission. He does not like the idea of events or a sign. He is against this proposal.

McKee questioned if this application was approved with no events, would Mr. Merritt still object? Mr. Merritt replied that would take care of his concerns.

Ann Baker appeared. She is concerned that this is the 3<sup>rd</sup> rendition of the applicant's plans that she has seen. The problem with the events is, how they will be policed. The fire escape is a new issue that no one has seen yet. The neighborhood association was extremely interested in this property. She feels that the best solution is to postpone action on this item to allow time for the applicant and neighbors to talk.

Ms. Baker wondered procedurally, where this application goes once the Commission takes action. Mr. Zimmer stated that at present, his recommendation is to recommend approval of the use to the Planning Commission, but specify those items that the Historic Preservation Commission has not seen in enough detail. Those items would have to start the process over.

Ms. Baker believes that the Commission needs to keep in mind how interested the neighbors are in this project. Everyone seems to feel somewhat confused since the applicant's drawings and plans keep changing.

Mr. Zimmer stated that the key role of the Historic Preservation Commission is to advise the Planning Commission on preservation matters. The key role of the Planning Commission is to advise the City Council on land use issues. He also believes that the Historic Preservation Commission role is also to advise on the use and alteration of the building.

Sharon Brushwood thinks that alternatives need to be discussed. Tours of the house would show off the property and give the applicant the advertisement he seeks. She would hate to see more businesses in the neighborhood.

Ripley apologized, he had to leave for another meeting.

Francis noted that he will abstain from voting on this application. He was involved in the real estate sale. That leaves only 3 voting members left, which is not enough to reach a decision on this application.

Helwig believes we need to see more detail as far as the fire escape is concerned. Mr. McCulley stated that they want to be a neighbor more than anything else. He would request action by the Commission at their next meeting. He hates to wait any longer than that. He has other things that need to be taken care of.

Francis suggested Mr. McCulley investigate the fire escape issue further, with Mr. Zimmer's assistance, and have more conversation with the neighbors.

Francis wondered about the plans that keep changing. Mr. Zimmer stated that the next meeting will be advertised as a public hearing. Neighbors will have another chance to address the Commission.

Mr. McCulley stated that most people at the hearing today don't seem to have much objection to the bed and breakfast. The issue seems to be parking and events. The Commissioners agreed.

This item will be continued to the next meeting.

**APPLICATION BY CARL SJULIN FOR A CERTIFICATE OF APPROPRIATENESS FOR  
WORK AT THE HARGREAVES/SCHWARZ PAPER CO. BUILDING, 747 "O" STREET  
IN THE HAYMARKET LANDMARK DISTRICT**  
**PUBLIC HEARING:**

**April 18, 2002**

Members present: Francis, Helwig, McKee and Young; Berggren, Ripley and Walker absent.

Carl Sjulín appeared to present the application. He is President of West Gate Bank. He sees the Schwarz Paper Company building every day. It hasn't been painted in years. They have

an idea for a mural for the building. Jeff and Echo Easton of Crete, Nebraska have designed the mural. He thinks this would be a great entryway to the City of Lincoln.

Helwig inquired if the Eastons designed the mural on Runza. Jeff Easton replied in the affirmative. They have done large scale murals in other cities. Some historical symbols and events have been incorporated into this design.

McKee wondered how this design was arrived at. Mr. Easton replied that they were intending to incorporate some of the symbols of the City of Lincoln and State of Nebraska and be pleasing images.

McKee thinks this looks more like a billboard and does not look like a historic painted building sign.

Mr. Sjulín noted that this sign can't be seen from the Haymarket. You see the sign as you are crossing the viaduct into Lincoln. Mr. Easton stated that they were interested in coming up with as simple a concept as possible. They didn't want to have so much detail that it would be a traffic hazard. After talking with Mr. Zimmer, they came up with somewhat of a sign banner theme.

McKee wondered why sans serif font was used. Mr. Easton replied that it was used for ease of creating a mock up to present to the Commission. They would be open to suggestions for the font.

McKee believes there was a previous issue to keep the ghost Schwarz Paper Co. sign. Mr. Zimmer agreed.

Young wondered how long this sign would last. Mr. Sjulín replied that the Schwarz Paper Co., sign would be a metal plate that could be removed. The West Gate Bank sign would be painted and would go along with the lease of the building.

Mr. Zimmer presented slides of other large painted building signs.

Public hearing was closed.

**ACTION:**

**April 18, 2002**

Francis moved approval, seconded by Young.

McKee stated that the things that bother him are the N, the football player and the star. It makes it look like a billboard, instead of a mural.

Helwig observed that if you were to look at this from a historical significance, it wouldn't fly.



It is basically the Commission's opinion.

McKee doesn't like it, but he will vote for approval of the sign.

Motion for approval carried 4-0: Francis, Helwig, McKee and Young voting 'yes'; Berggren, Ripley and Walker absent.

**MISCELLANEOUS:**

- **Walker Tire historic sign**

Mr. Zimmer believes the owner's interest in this sign is as a genuine antique. The codes say he can have either one projecting sign or one pole sign. Historically significant signs do not count in the number of signs. One alteration of the sign is, that it won't be on the roof as it was originally. The city doesn't allow signs on the roof anymore. A possibility would be, to say that the sign on a pole would be historical, not the base/pedestal.

McKee noted that a message board is really being created here. He would be much more comfortable if the historic sign was put on a pole, turning or not.

McKee moved that the sign by itself, on a pole, with no other alterations, is historically significant, seconded by Helwig.

Motion carried 4-0: Francis, Helwig, McKee and Young voting 'yes'; Berggren, Ripley and Walker absent.

- **Properties in Lancaster County**

Mr. Zimmer stated that the Historical Society received 2 county applications in the 3 mile jurisdiction of the City. They are a National Register nomination and National Register amendment for properties in Lancaster County, east of Lincoln. These are properties that came about due to the beltway study. The amendment application seeks to establish a wider boundary around the property. The practical effect is, through the wider boundaries, the far east route of the beltway would be affected and could not happen. The far east route is not what was recommended anyway. The nomination is a different story. If he wrote the nomination, it would be just on the house, not on the other farm buildings. It is an interesting house with pretty good integrity. There are some tough issues. It may come to the Commission in some form in May, if the County Board recommends it.

- **2733 Sheridan Blvd.**

Mr. Zimmer has an application coming forward on 2733 Sheridan Blvd. There is a carriage house that the owner would like to use for a groundskeeper's house. He thinks by next month they will have an application to bring forward to the Commission.

There being no further business, the meeting was adjourned at 3:40 p.m.